

Butzel

Butzel is generally bounded by Mack to the north, Jefferson to the south, Maxwell to the east, and Mt. Elliott to the west. Between 1990 and 2000, the area lost more than ten percent of its population and nearly ten percent of its housing units. Almost seventy percent of Butzel residents are renters, one of the highest rates in the city. Thirty percent of the households in the cluster have an annual income less than \$10,000.

The area has a large percentage of elderly residents; twenty three percent of the population is at least 65 years old. Between 1990 and 2000, Butzel's elderly population grew by over twenty percent, the second highest growth rate in the city.

❑ Neighborhoods and Housing

Issues: As a whole, the area has sustained a substantial loss of housing units from abandonment and demolition. The area northeast of the Mt. Elliot and Jefferson intersection contains a large number of vacant parcels.

The Harbortown development, further west along Jefferson, and the potential development of the Uniroyal site, southeast of the Mt. Elliott and East Jefferson intersection, provide an opportunity to attract complementary development.

GOAL 1: Revitalize neighborhoods with poor housing conditions

Policy 1.1: Demolish vacant and/or dangerous structures and implement rehabilitation programs and infill housing throughout the area.

GOAL 2: Increase residential density

Policy 2.1: Redevelop the area northeast of the Mt. Elliott and Jefferson intersection as a mixture of high-density residential and commercial uses.

❑ Retail and Local Services

Issues: Many of the commercial areas in Butzel exhibit signs of disinvestment. In particular, parcels along Mack and Kercheval are vacant or contain abandoned structures. However, the proximity of amenities such as the Butzel Family

Center, along with increased residential development, should translate into support for additional retail in the area.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Develop neighborhood commercial nodes along Mack and Kercheval near Van Dyke with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

GOAL 4: Develop a mixed-use activity node

Policy 4.1: Encourage a high-density mixed-use area at the northeast corner of Jefferson and Mount Elliot.

□ **Industrial Centers**

Issues: The Mt. Elliot/Bellevue industrial corridor runs through the west side of the area. There are several functional facilities in the area along with vacant and underutilized land. Along the western edge of the area there is a mixture of residential and industrial uses. The boundaries separating the residential and industrial areas are not always clearly delineated.

GOAL 5: Increase the viability of industrial areas

Policy 5.1: Redevelop the under-utilized sites along the Mt. Elliott/Bellevue industrial corridor by attracting new and encouraging existing businesses to use the land for expansion or relocation.

GOAL 6: Reduce conflicts between industrial and residential areas

Policy 6.1: Establish and enforce designated truck routes to and from Mt. Elliott.

Policy 6.2: Buffer the negative impacts of industrial land uses upon residential areas to the east and west.

□ **Parks, Recreation and Open Space**

Issues: Area residents are close to Belle Isle, as well as the Butzel Family Center. However, Jefferson to the south, and Gratiot to the north are major barriers for safe access by children and other pedestrians.

GOAL 7: Increase access to open space and recreational areas

Policy 7.1: Develop greenways connecting to the riverfront, Belle Isle and institutional uses.

2000 Census - Demographic Profile

Neighborhood **Butzel**

Total Population

10,145

1990 Population

11,274

1990 to 2000 Change

-1,129

Percent Change

-10.01%

Race

White Only

833

8.21%

Black or African American
Only

9,111

89.81%

American Indian and Alaska
Native Only

9

0.09%

Asian Only

106

1.04%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

62

0.61%

Two or More Races

24

0.24%

Hispanic Origin

Hispanic Origin (Any Race)

70

0.69%

1990 Hispanic Origin

44

1990 to 2000 Change

26

Percent Change

59.09%

Gender

Male

4,561

44.96%

Female

5,584

55.04%

Educational Attainment

Population 25 or older

7,276

71.72%

HS Graduate or Higher

4,115

56.56%

Assoc. Degree or Higher

998

13.72%

Age

Youth Population
(Under 18 Years Old)

2,041

20.12%

1990 Youth Population

2,342

1990 to 2000 Change

-301

Percent Change

-12.85%

0 to 4 Years Old

576

5.68%

5 to 10 Years Old

753

7.42%

11 to 13 Years Old

245

2.41%

14 to 17 Years Old

467

4.60%

18 to 24 Years Old

828

8.16%

25 to 44 Years Old

2,745

27.06%

45 to 64 Years Old

2,212

21.80%

65 Years Old and Older

2,319

22.86%

Households

Households

3,608

Average Household Size

2.35

Population in Group Quarters

1,679

16.55%

Population in Households

8,466

Family Households

1,768

49.00%

Married Couple Family

536

30.32%

Female Householder Family

1,026

58.03%

One Person Households

1,627

45.09%

Housing Units

Housing Units

4,179

1990 Housing Units

4,583

1990 to 2000 Change

-404

Percent Change

-8.82%

Vacant Housing Units

552

13.21%

Occupied Housing Units

3,627

86.79%

Owner Occupied

1,167

32.18%

Renter Occupied

2,460

67.82%

Housing Value

Owner Occupied Units

900

Less Than \$15,000

166

18.44%

\$15,000 to \$29,999

219

24.33%

\$30,000 to \$49,999

166

18.44%

\$50,000 to \$69,999

92

10.22%

\$70,000 to \$99,999

91

10.11%

\$100,000 to \$199,999

140

15.56%

\$200,000 or More

26

2.89%

Household Income

Less Than \$10,000

1,074

29.77%

\$10,000 to \$14,999

349

9.67%

\$15,000 to \$24,999

587

16.27%

\$25,000 to \$34,999

386

10.70%

\$35,000 to \$49,999

396

10.98%

\$50,000 to \$74,999

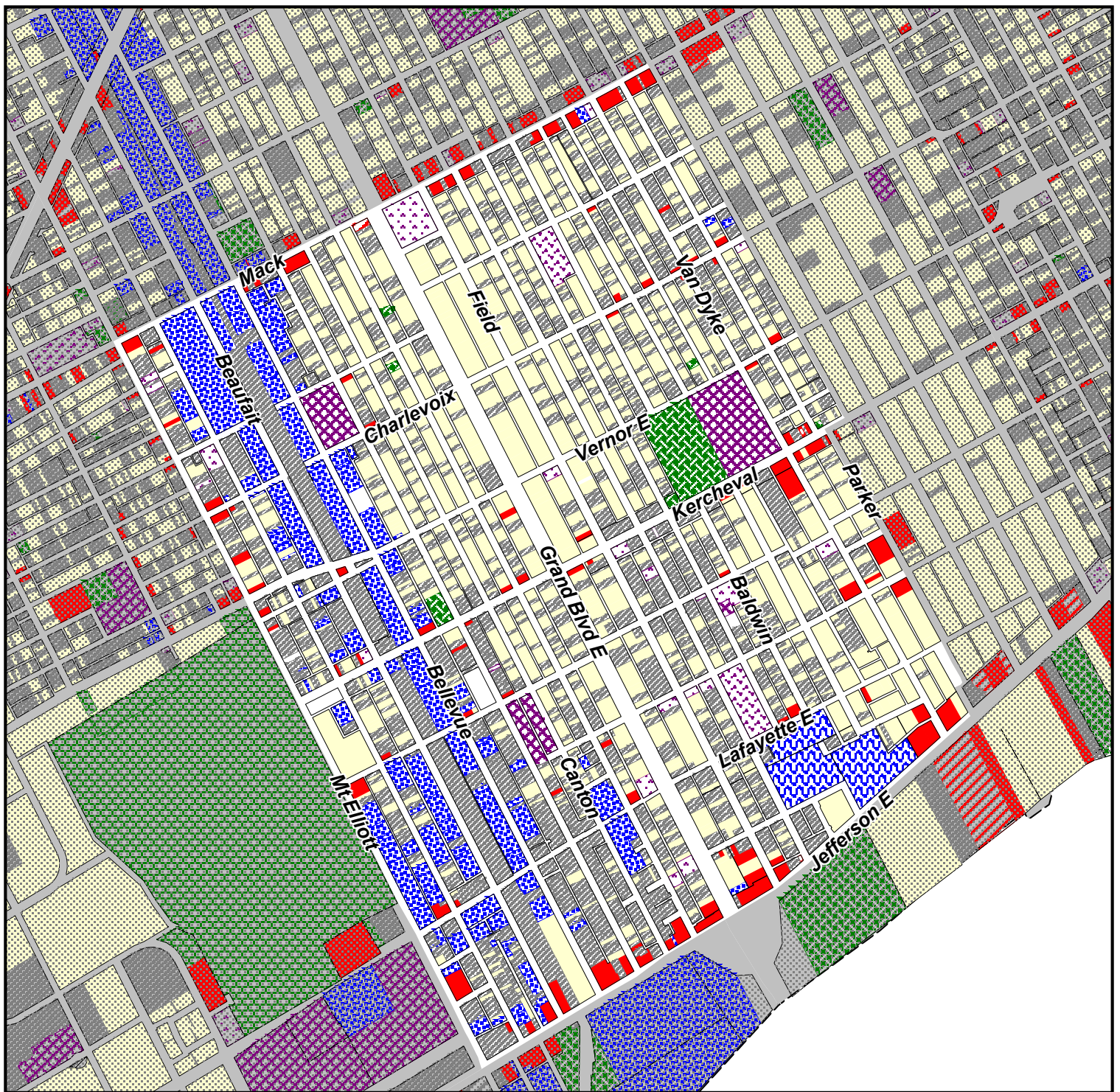
394

10.92%

\$75,000 or More

422

11.70%



Map 3-1A

City of Detroit
Master Plan of
Policies

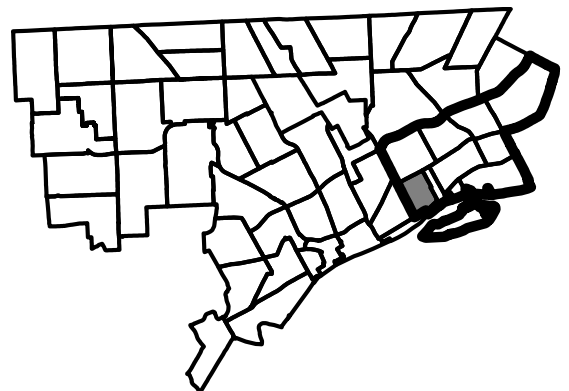
Neighborhood Cluster 3 Butzel

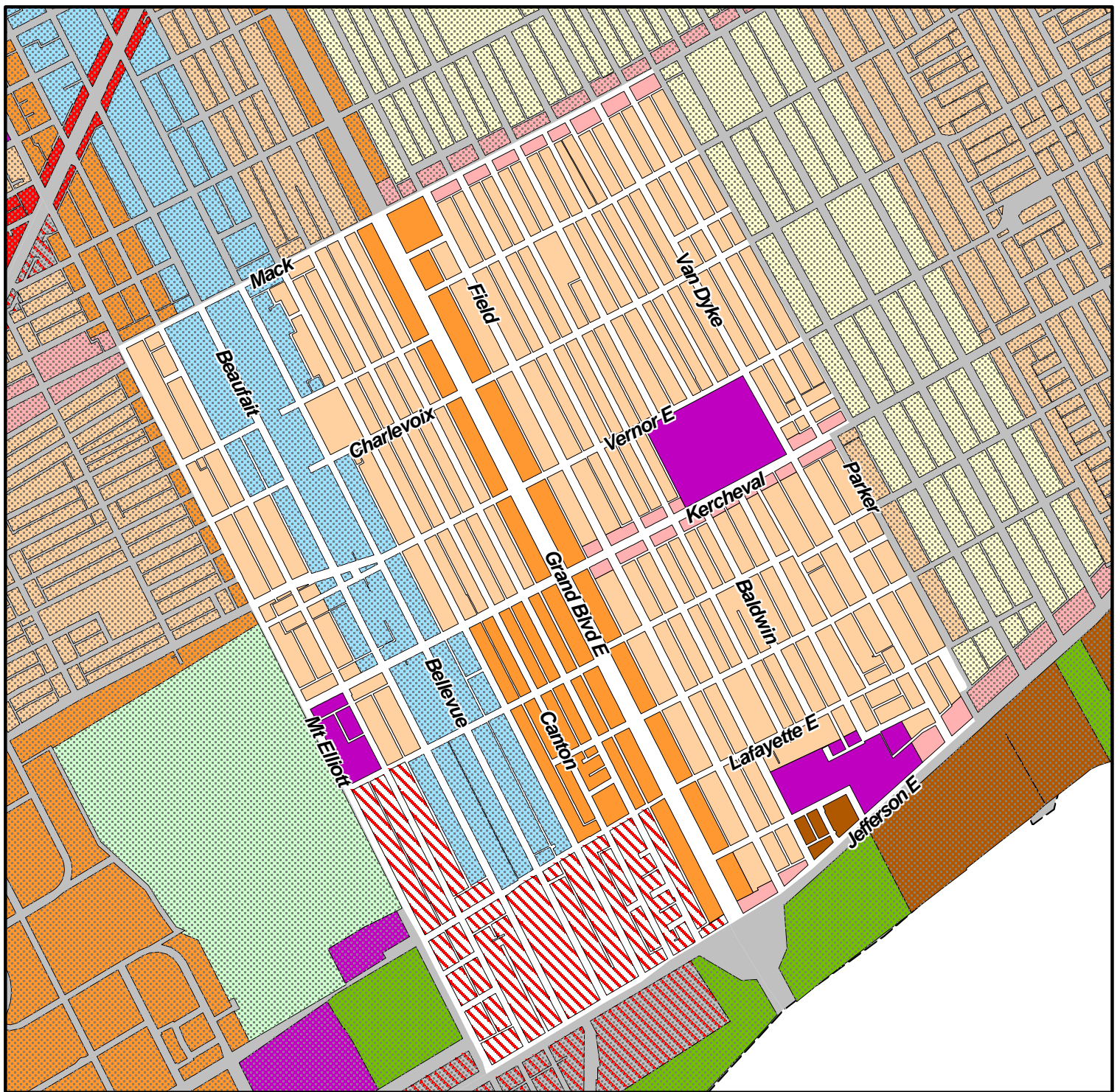


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 3-1B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Butzel



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

